HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Thunder Bay CMA

Date Released: Fourth Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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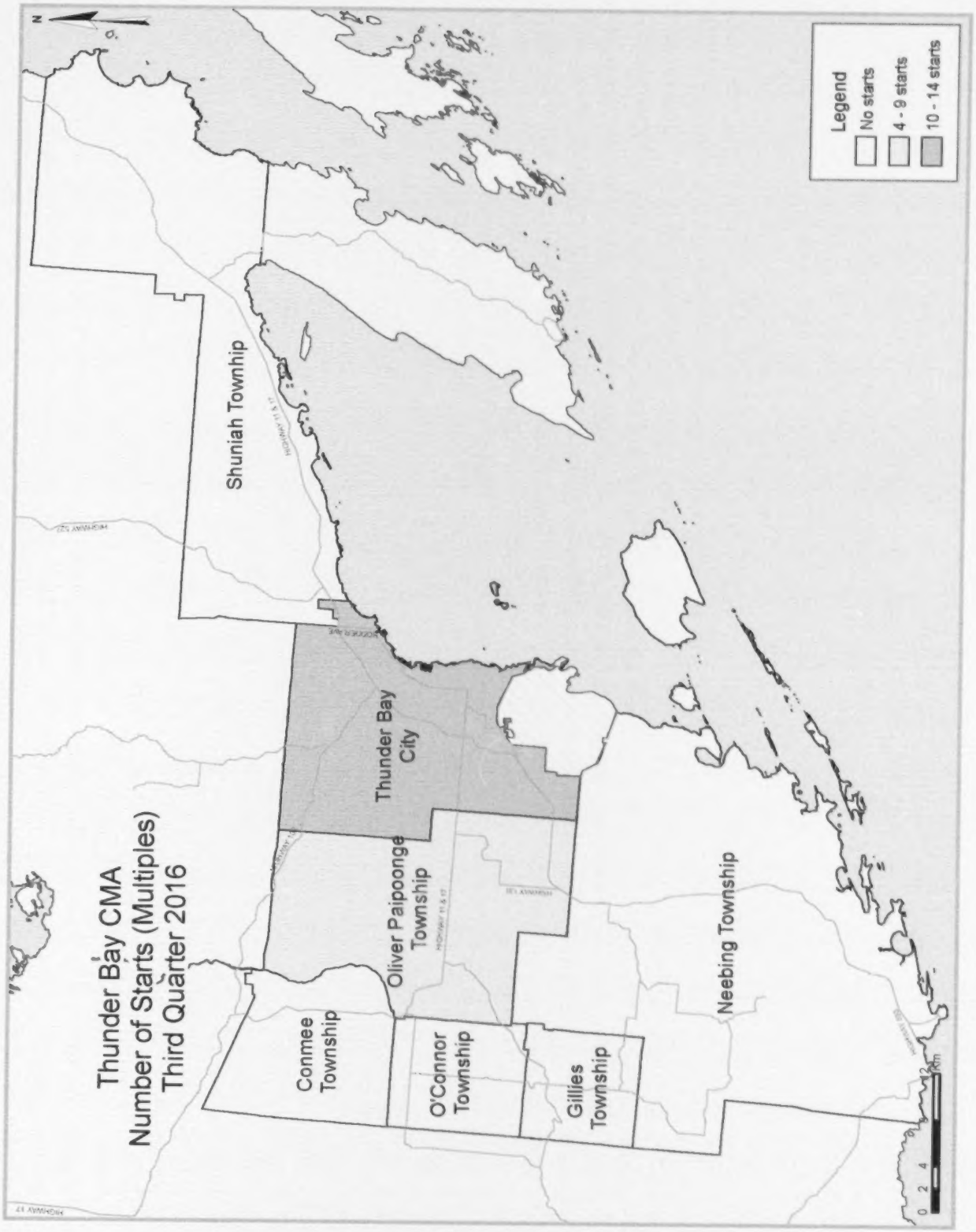
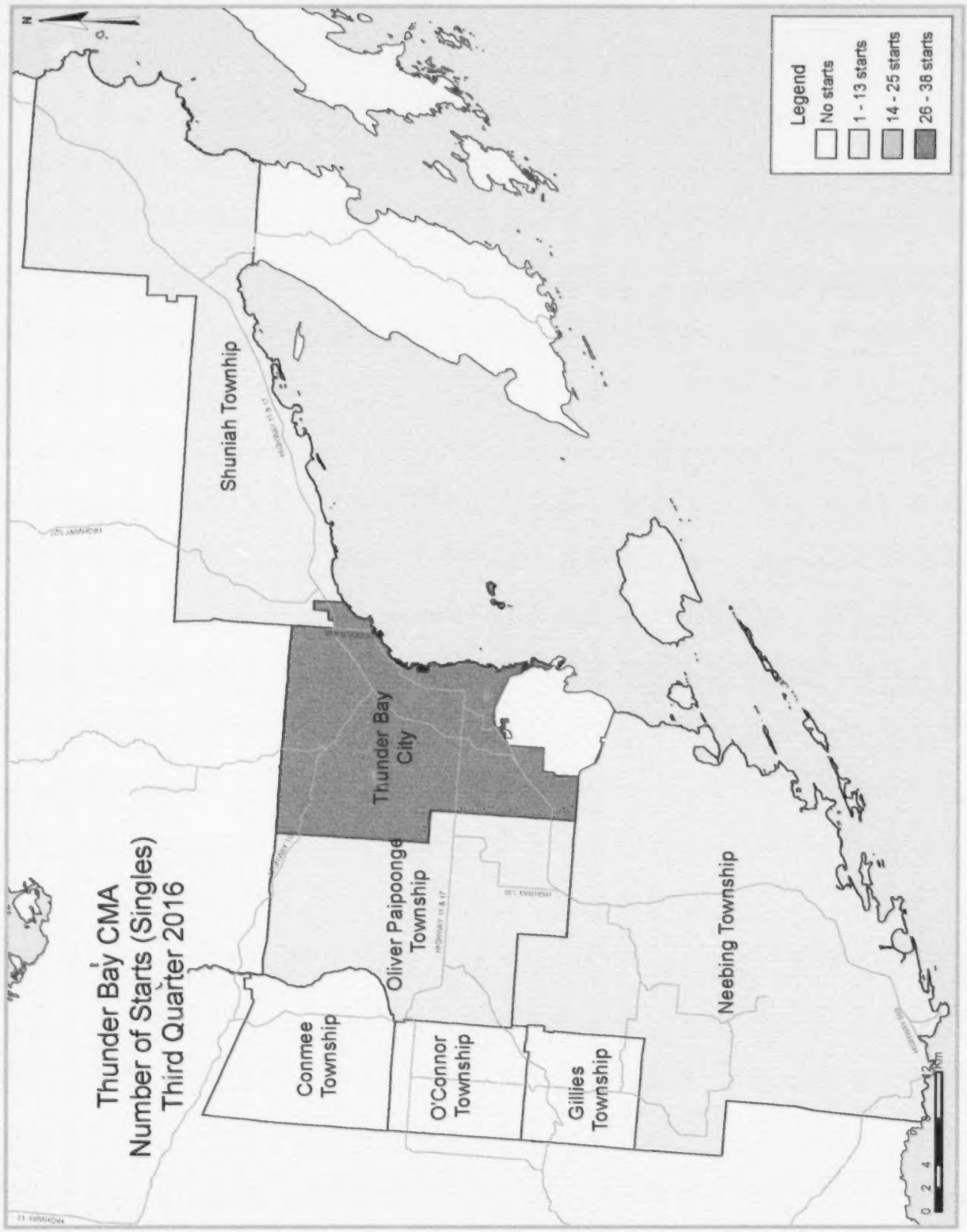
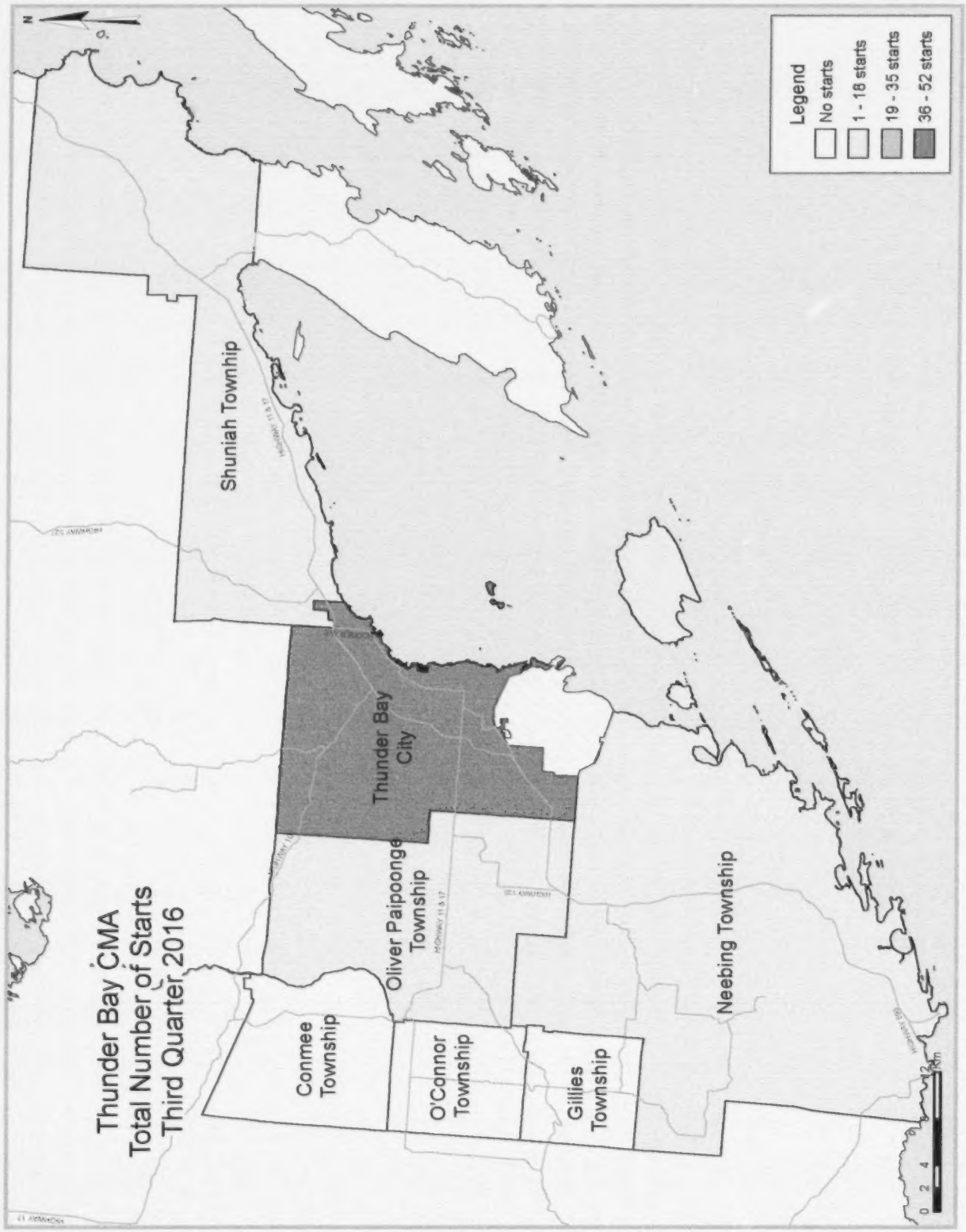
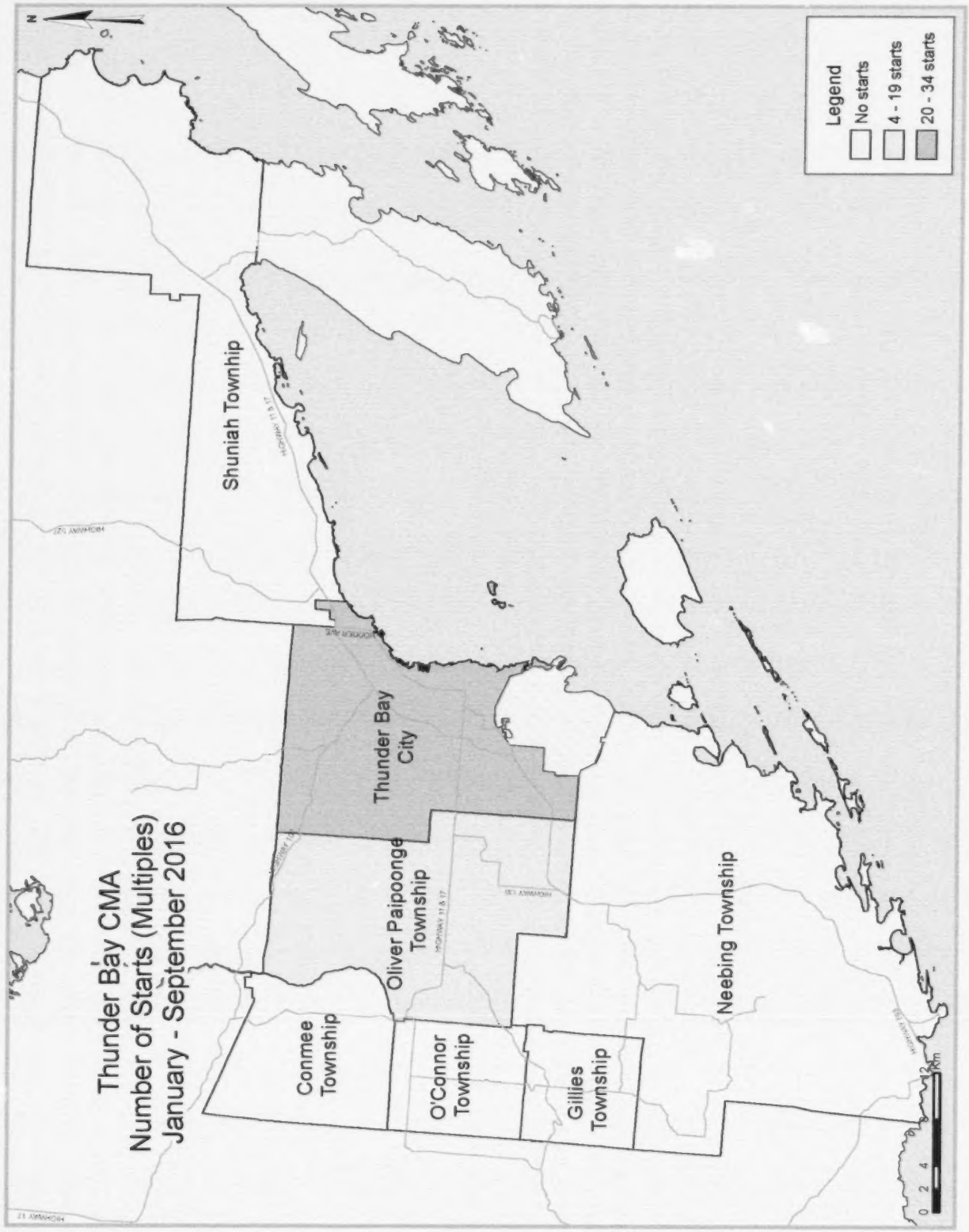
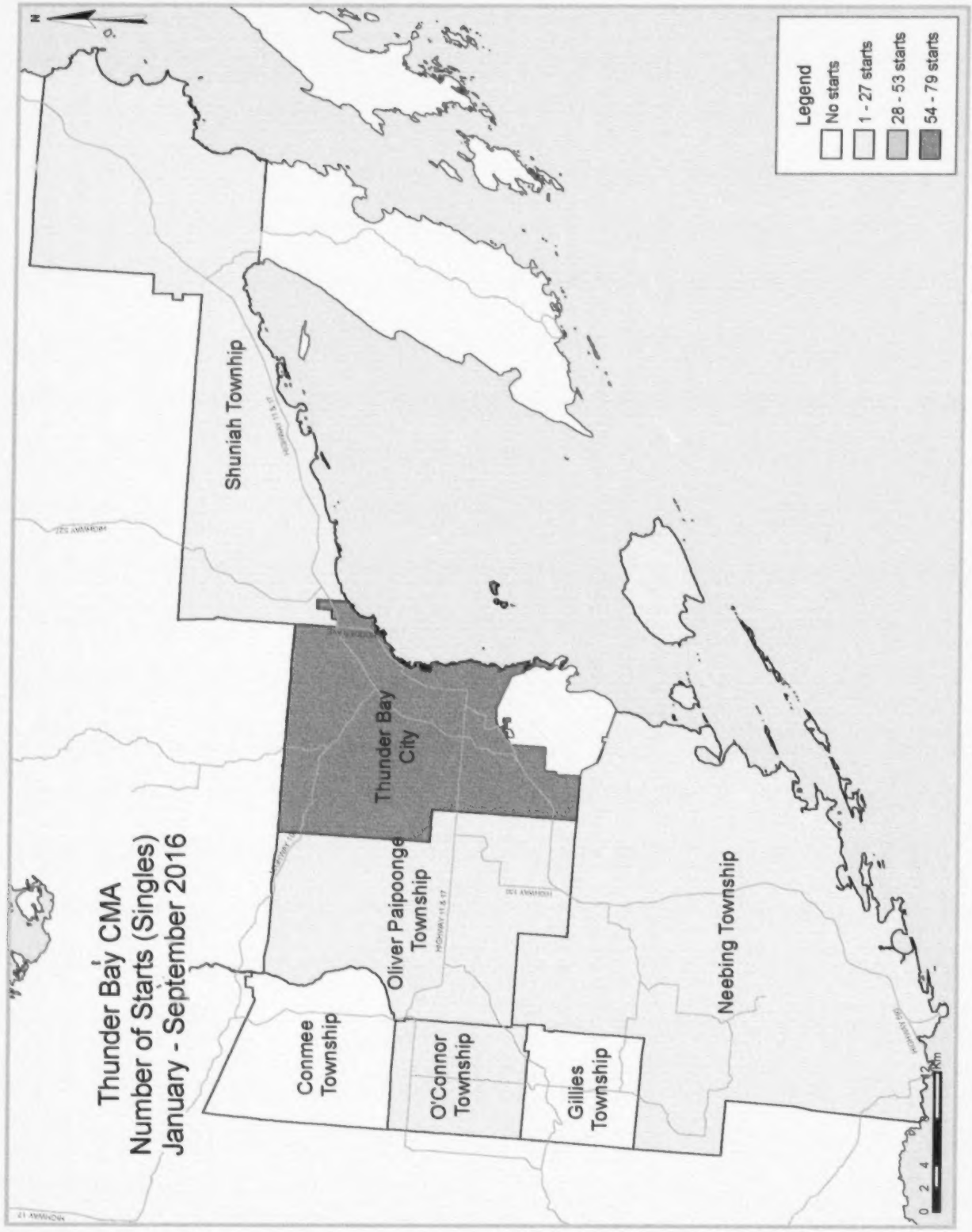
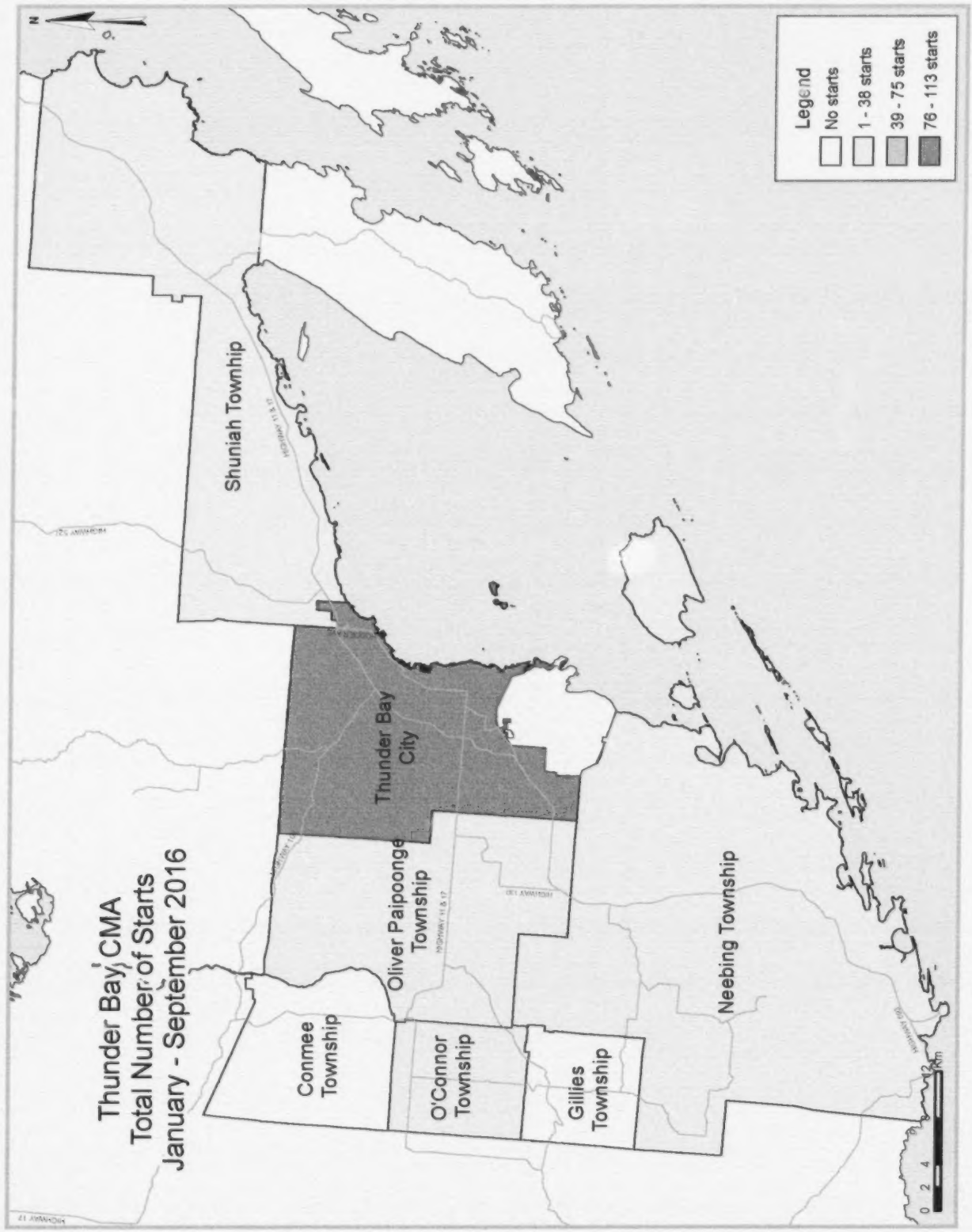

Thunder Bay CMA
Number of Starts (Multiples)
Third Quarter 2016
Legend
No starts
4 - 9 starts
10 - 14 starts
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Neebing Township
Conmee Township
O'Connor Township
Gillies Township
N
0
2
4
km


Thunder Bay CMA
Number of Starts (Singles)
Third Quarter 2016
Legend
No starts
1 - 13 starts
14 - 25 starts
26 - 38 starts
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 Km


Thunder Bay CMA
Total Number of Starts
Third Quarter 2016
Legend
No starts
1 - 18 starts
19 - 35 starts
36 - 52 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 8 12 Km


Thunder Bay CMA
Number of Starts (Multiples)
January - September 2016
Legend
No starts
4 - 19 starts
20 - 34 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 Km


Thunder Bay CMA
Number of Starts (Singles)
January - September 2016
Legend
No starts
1 - 27 starts
28 - 53 starts
54 - 79 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 Km


Thunder Bay CMA
Total Number of Starts
January - September 2016
Legend
No starts
1 - 38 starts
39 - 75 starts
76 - 113 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Neebing Township
Conmee Township
O'Connor Township
Gillies Township
0 2 4 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Third Quarter 2016

Thunder Bay CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	168	164	135	153	142	96	97	118
Multiples	66	78	48	96	72	48	64	76
Total	234	242	183	249	214	144	161	194

	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	145	134	70	57	-18.6%	122	107	-12.3%
Multiples	80	72	51	18	-64.7%	66	38	-42.4%
Total	225	206	121	75	-38.0%	188	145	-22.9%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Thunder Bay CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	57	6	4	0	0	0	4	4	75
Q3 2015	70	12	0	0	6	0	0	33	121
% Change	-18.6	-50.0	n/a	n/a	-100.0	n/a	n/a	-87.9	-38.0
Year-to-date 2016	107	6	4	0	0	0	4	24	145
Year-to-date 2015	122	17	6	0	6	0	0	37	188
% Change	-12.3	-64.7	-33.3	n/a	-100.0	n/a	n/a	-35.1	-22.9
UNDER CONSTRUCTION									
Q3 2016	137	12	8	0	6	0	4	41	208
Q3 2015	152	19	16	0	6	0	2	53	248
% Change	-9.9	-36.8	-50.0	n/a	0.0	n/a	100.0	-22.6	-16.1
COMPLETIONS									
Q3 2016	36	0	0	0	0	0	2	0	38
Q3 2015	50	0	0	0	0	0	2	2	54
% Change	-28.0	n/a	n/a	n/a	n/a	n/a	0.0	-100.0	-29.6
Year-to-date 2016	119	8	4	0	0	0	3	28	178
Year-to-date 2015	163	4	0	0	0	79	2	18	266
% Change	-27.0	100.0	n/a	n/a	n/a	-100.0	50.0	55.6	-33.1
COMPLETED & NOT ABSORBED									
Q3 2016	5	1	3	0	0	0	n/a	n/a	9
Q3 2015	9	0	0	0	0	3	n/a	n/a	12
% Change	-44.4	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	-25.0
ABSORBED									
Q3 2016	38	4	0	0	0	3	n/a	n/a	45
Q3 2015	52	2	0	0	0	5	n/a	n/a	59
% Change	-26.9	100.0	n/a	n/a	n/a	-40.0	n/a	n/a	-23.7
Year-to-date 2016	123	9	6	0	0	3	n/a	n/a	141
Year-to-date 2015	160	4	0	0	5	78	n/a	n/a	247
% Change	-23.1	125.0	n/a	n/a	-100.0	-96.2	n/a	n/a	-42.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Thunder Bay CMA									
Q3 2016	57	6	4	0	0	0	4	4	75
Q3 2015	70	12	0	0	6	0	0	33	121
Kenora									
Q3 2016	2	0	0	0	0	0	0	0	2
Q3 2015	0	0	0	0	0	0	0	0	0
UNDER CONSTRUCTION									
Thunder Bay CMA									
Q3 2016	137	12	8	0	6	0	4	41	208
Q3 2015	152	19	16	0	6	0	2	53	248
Kenora									
Q3 2016	5	0	0	0	0	0	0	0	5
Q3 2015	1	0	0	0	0	0	0	7	8
COMPLETIONS									
Thunder Bay CMA									
Q3 2016	36	0	0	0	0	0	2	0	38
Q3 2015	50	0	0	0	0	0	2	2	54
Kenora									
Q3 2016	4	0	0	0	0	0	0	0	4
Q3 2015	0	0	0	0	0	0	0	0	0
COMPLETED & NOT ABSORBED									
Thunder Bay CMA									
Q3 2016	5	1	3	0	0	0	n/a	n/a	9
Q3 2015	9	0	0	0	0	3	n/a	n/a	12
Kenora									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
ABSORBED									
Thunder Bay CMA									
Q3 2016	38	4	0	0	0	3	n/a	n/a	45
Q3 2015	52	2	0	0	0	5	n/a	n/a	59
Kenora									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts
Thunder Bay CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	164	19	6	0	6	0	0	39	242
% Change	-2.4	**	-40.0	n/a	n/a	n/a	-100.0	-18.8	3.4
2014	168	6	10	0	0	0	2	48	234
% Change	-13.0	50.0	-41.2	n/a	n/a	-100.0	n/a	**	-27.8
2013	193	4	17	0	0	100	0	10	324
% Change	-14.6	-33.3	**	n/a	-100.0	-15.3	n/a	-16.7	-14.7
2012	226	6	5	0	12	118	0	12	380
% Change	20.2	200.0	-37.5	n/a	n/a	**	-100.0	-91.5	1.6
2011	188	2	8	0	0	24	10	142	374
% Change	-7.8	-66.7	n/a	n/a	-100.0	n/a	150.0	**	68.5
2010	204	6	0	0	4	0	4	4	222
% Change	23.6	0.0	n/a	-100.0	n/a	n/a	0.0	0.0	23.3
2009	165	6	0	1	0	0	4	4	180
% Change	0.0	200.0	n/a	n/a	n/a	n/a	n/a	n/a	7.8
2008	165	2	0	0	0	0	0	0	167
% Change	-10.8	-75.0	n/a	n/a	-100.0	-100.0	-100.0	-100.0	-32.9
2007	185	8	0	0	20	22	4	10	249
% Change	19.4	100.0	n/a	-100.0	**	n/a	n/a	n/a	50.9
2006	155	4	0	2	4	0	0	0	165

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Thunder Bay CMA	57	70	6	12	8	6	4	33	75	121	-38.0
Thunder Bay City	38	48	6	12	4	6	4	33	52	99	-47.5
Conmee Township	0	0	0	0	0	0	0	0	0	0	n/a
Gillies Township	0	1	0	0	0	0	0	0	0	1	-100.0
Neebing Township	8	0	0	0	0	0	0	0	8	0	n/a
O'Connor Township	0	2	0	0	0	0	0	0	0	2	-100.0
Oliver Paipoonge Township	10	11	0	0	4	0	0	0	14	11	27.3
Shuniah Township	1	8	0	0	0	0	0	0	1	8	-87.5
Kenora	2	0	0	0	0	0	0	0	2	0	n/a

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Thunder Bay CMA	107	122	6	17	8	10	24	39	145	188	-22.9
Thunder Bay City	79	86	6	16	4	6	24	39	113	147	-23.1
Conmee Township	0	3	0	1	0	0	0	0	0	4	-100.0
Gillies Township	0	3	0	0	0	0	0	0	0	3	-100.0
Neebing Township	10	3	0	0	0	0	0	0	10	3	**
O'Connor Township	1	4	0	0	0	0	0	0	1	4	-75.0
Oliver Paipoonge Township	12	15	0	0	4	4	0	0	16	19	-15.8
Shuniah Township	5	8	0	0	0	0	0	0	5	8	-37.5
Kenora	24	4	0	0	0	0	0	0	24	4	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Thunder Bay CMA	4	6	4	0	0	0	4	33
Thunder Bay City	0	6	4	0	0	0	4	33
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	4	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Thunder Bay CMA	4	10	4	0	0	2	24	37
Thunder Bay City	0	6	4	0	0	2	24	37
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	4	4	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Thunder Bay CMA	67	82	0	6	8	33	75	121
Thunder Bay City	44	60	0	6	8	33	52	99
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	1	0	0	0	0	0	1
Neebing Township	8	0	0	0	0	0	8	0
O'Connor Township	0	2	0	0	0	0	0	2
Oliver Paipoonge Township	14	11	0	0	0	0	14	11
Shuniah Township	1	8	0	0	0	0	1	8
Kenora	2	0	0	0	0	0	2	0

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Thunder Bay CMA	117	145	0	6	28	37	145	188
Thunder Bay City	85	104	0	6	28	37	113	147
Conmee Township	0	4	0	0	0	0	0	4
Gillies Township	0	3	0	0	0	0	0	3
Neebing Township	10	3	0	0	0	0	10	3
O'Connor Township	1	4	0	0	0	0	1	4
Oliver Paipoonge Township	16	19	0	0	0	0	16	19
Shuniah Township	5	8	0	0	0	0	5	8
Kenora	24	4	0	0	0	0	24	4

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Thunder Bay CMA	36	50	2	2	0	0	0	2	38	54	-29.6
Thunder Bay City	22	33	2	2	0	0	0	2	24	37	-35.1
Conmee Township	0	0	0	0	0	0	0	0	0	0	n/a
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	1	7	0	0	0	0	0	0	1	7	-85.7
O'Connor Township	0	0	0	0	0	0	0	0	0	0	n/a
Oliver Paipoonge Township	8	9	0	0	0	0	0	0	8	9	-11.1
Shuniah Township	5	1	0	0	0	0	0	0	5	1	**
Kenora	4	0	0	0	0	0	0	0	4	0	n/a

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Thunder Bay CMA	119	163	11	6	4	0	44	97	178	266	-33.1
Thunder Bay City	83	126	10	6	0	0	44	97	137	229	-40.2
Conmee Township	3	1	1	0	0	0	0	0	4	1	**
Gillies Township	3	0	0	0	0	0	0	0	3	0	n/a
Neebing Township	4	9	0	0	0	0	0	0	4	9	-55.6
O'Connor Township	4	0	0	0	0	0	0	0	4	0	n/a
Oliver Paipoonge Township	14	21	0	0	4	0	0	0	18	21	-14.3
Shuniah Township	8	6	0	0	0	0	0	0	8	6	33.3
Kenora	36	14	0	0	0	0	7	0	43	14	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Thunder Bay CMA	0	0	0	0	0	0	0	2
Thunder Bay City	0	0	0	0	0	0	0	2
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Thunder Bay CMA	4	0	0	0	0	79	28	18
Thunder Bay City	0	0	0	0	0	79	28	18
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	4	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	7	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Thunder Bay CMA	36	50	0	0	2	4	38	54
Thunder Bay City	22	33	0	0	2	4	24	37
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	1	7	0	0	0	0	1	7
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	8	9	0	0	0	0	8	9
Shuniah Township	5	1	0	0	0	0	5	1
Kenora	4	0	0	0	0	0	4	0

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Thunder Bay CMA	131	167	0	79	31	20	178	266
Thunder Bay City	91	130	0	79	30	20	137	229
Conmee Township	3	1	0	0	1	0	4	1
Gillies Township	3	0	0	0	0	0	3	0
Neebing Township	4	9	0	0	0	0	4	9
O'Connor Township	4	0	0	0	0	0	4	0
Oliver Paipoonge Township	18	21	0	0	0	0	18	21
Shuniah Township	8	6	0	0	0	0	8	6
Kenora	36	14	0	0	7	0	43	14

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Thunder Bay CMA													
Q3 2016	0	0.0	1	11.1	1	11.1	3	33.3	4	44.4	9	-	425,720
Q3 2015	0	0.0	2	15.4	5	38.5	0	0.0	6	46.2	13	-	376,597
Year-to-date 2016	0	0.0	1	3.2	2	6.5	14	45.2	14	45.2	31	-	424,579
Year-to-date 2015	0	0.0	2	3.4	11	19.0	25	43.1	20	34.5	58	390,000	410,180

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Thunder Bay Third Quarter 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	65	-8.5	123	120	175	70.5	212,552	-9.8	228,742
	February	76	16.9	117	102	158	74.5	226,635	7.7	236,810
	March	102	1.0	117	156	174	67.4	239,246	6.6	234,970
	April	123	2.5	118	220	207	56.9	235,808	9.7	228,598
	May	159	23.3	128	290	187	68.4	237,920	7.7	232,100
	June	182	3.4	126	297	222	56.7	241,622	0.3	229,309
	July	167	3.1	120	214	169	71.2	250,080	0.3	231,233
	August	116	-8.7	109	194	156	70.0	227,664	3.1	224,793
	September	139	-8.6	121	221	184	65.5	228,162	1.2	231,191
	October	148	0.0	130	187	174	74.5	249,395	14.1	256,467
	November	104	-6.3	116	116	175	66.3	219,923	-3.7	223,259
	December	61	-24.7	103	64	168	61.1	204,984	-6.6	217,602
2016	January	58	-10.8	110	114	168	65.6	221,246	4.1	237,223
	February	91	19.7	141	106	166	84.9	224,427	-1.0	233,239
	March	96	-5.9	111	154	174	64.0	216,474	-9.5	213,104
	April	129	4.9	124	189	177	70.4	242,273	2.7	235,111
	May	151	-5.0	122	290	184	65.9	234,991	-1.2	229,945
	June	169	-7.1	116	221	164	70.7	246,706	2.1	233,542
	July	156	-6.6	113	205	162	69.8	251,441	0.5	231,163
	August	125	7.8	118	214	174	67.9	229,418	0.8	228,035
	September	126	-9.4	109	182	152	71.4	232,811	2.0	236,195
	October									
	November									
	December									
	Q3 2015	422	-4.3		629			236,699	1.6	
	Q3 2016	407	-3.6		601			238,910	0.9	
	YTD 2015	1,129	2.4		1,814			235,730	3.0	
	YTD 2016	1,101	-2.5		1,675			235,879	0.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: Thunder Bay data are taken from Districts 1 and 2 of the Thunder Bay Real Estate Board, not the whole Board territory
[2]Source: CMHC, adapted from MLS® data supplied by Thunder Bay Real Estate Board

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI Total % chg Thunder Bay/Greater Sudbury 2007=100	CPI, 2002 =100	Thunder Bay Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	108.70	120.20	60	5.0	60.6	862
	February	567	2.89	4.74	108.60	121.10	60	4.5	60.1	867
	March	567	2.89	4.74	108.60	122.00	61	4.3	60.6	863
	April	561	2.89	4.64	108.60	121.60	61	4.5	61.0	869
	May	561	2.89	4.64	108.80	122.60	61	4.8	61.2	874
	June	561	2.89	4.64	109.00	123.20	60	5.1	60.1	885
	July	561	2.89	4.64	109.00	123.30	59	4.8	59.5	879
	August	561	2.89	4.64	109.00	122.80	59	5.0	59.0	882
	September	561	2.89	4.64	109.00	122.50	58	5.2	58.8	882
	October	561	2.89	4.64	109.00	122.80	59	5.2	59.1	887
	November	561	3.14	4.64	109.00	122.90	59	5.4	59.8	892
	December	561	3.14	4.64	108.80	122.50	60	5.8	60.6	884
2016	January	561	3.14	4.64	108.80	122.80	60	6.5	61.6	887
	February	561	3.14	4.64	108.80	123.10	60	7.1	62.0	881
	March	561	3.14	4.64	108.80	123.80	61	7.6	62.6	887
	April	561	3.14	4.64	108.80	124.30	61	7.5	62.6	892
	May	561	3.14	4.64	108.70	124.90	61	7.6	62.8	899
	June	561	3.14	4.64	108.80	125.00	61	7.3	62.7	901
	July	567	3.14	4.74	108.80	124.80	60	6.9	62.0	899
	August	567	3.14	4.74	109.20	124.30	61	6.3	61.7	908
	September	561	3.14	4.64		124.40	60	5.9	61.3	910
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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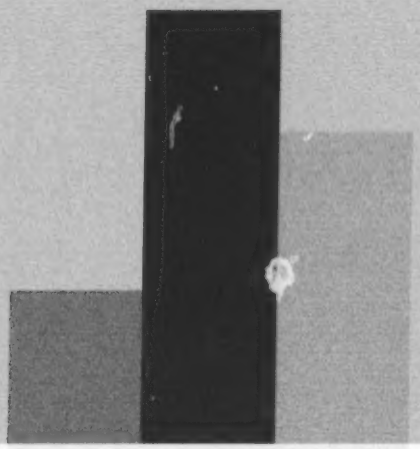

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